

COLCHESTER PLANNING COMMISSION

MINUTES OF THE MEETING

FEBRUARY 3, 2009

Special Business – 6:30 p.m.

Discussion with Development Review Board Members on Seawalls

T. Mulcahy, P. Loranger and B. Melillo along with S. Hadd met and discussed seawalls and the proposed draft regulations.

Regular Meeting – 7:00 p.m.

PRESENT: Rich Paquette, Tom Mulcahy and Pam Loranger

ALSO PRESENT: Sarah Hadd, Town Planner

1. Call to Order

T. Mulcahy called the meeting to order at 7:10 p.m.

2. Discussion with Town Assessor on Zoning & Taxes

Randy Mulligan, Town Assessor, met with the Planning Commission to discuss Transfer of Development Rights and rezoning and how it affects property values.

Areas of discussion included, but was not limited to,

- process for a property owner to sell and buy;
- the establishment of the “bank” – first in and first out when selling;
- when a property owners puts property in the “bank” waiting to be purchased it will be necessary to note that in the land records;
- how land will be taxed while it is in the “bank”;
- the Town would have to implement a cap on the number of Transfer of Development Rights;
- that the process is very complicated and hard to fully comprehend;
- Staff should contact the South Burlington Assessor to find out how much they are selling TDR’s for;
- investigate the Town having a bank and how it could be self-regulating to make sure that property does not de-value;
- the fact that the value of a TDR is going to fluctuate similar to the market.

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In conclusion of the discussion, the Commission discussed whether there are any successful communities that have implemented TDR's. R. Mulligan indicated that South Burlington does have program up and running and it is his understanding that Florida has been doing this for years. S. Hadd and R. Mulligan informed the Commission that they will continue to research what other communities are doing and share that information.

3. Review Draft Seawall Language

The Commission discussed the draft language that has been warned for February 17th. Areas of discussion included whether or not the wording is clear. Concern was expressed for lack of input from the Development Review Board because they are the body that is going to have to implement the document and they are the body that requested that changes be made. The Commission also discussed comments received from the Select Board.

S. Hadd said she will ask the DRB to provide the Planning Commission with comments on the language and also attend the public hearing on February 17th.

4. Discussion of Regulation Amendment Process

S. Hadd provided the Commission with documentation outlining the public hearing process for an amendment change.

5. Discussion of Officer Structure

S. Hadd noted that with the resignation of T. Berry the Planning Commission does not presently have a Secretary. The Commission decided not to appoint a Secretary at this time. S. Hadd reported that Staff will notice the vacancy on the Commission.

6. Minutes of January 20, 2009

A **motion** was made by R. Paquette and **seconded** by T. Mulcahy to **approve** the minutes of January 20, 2009. The **motion passed** with a vote of 3 – 0.

7. Packet Information

S. Hadd provided the Commission with a list of future agendas for their review.

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ADJOURNMENT

There being no further business to be brought before the Commission, a motion was made and seconded to adjourn the meeting. All members of the Commission present voted in favor of the motion and the meeting was adjourned at 8:45 p.m.

Minutes taken and respectfully submitted by Lisa Riddle.

Approved this 17th day of February 2009

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